

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

May 13, 2011

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Wednesday, May 18, 2011 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of May 10, 2011

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in staff
5. Correspondence
6. Old Business:
7. New Business

8. Case: P05-076 Amended Preliminary & Final Major Site Plan
Applicant: 769 Montgomery Street Urban Renewal, LLC
Attorney: Ron Shaljian
Review Planner: Kristin Russell
Address: 769 Montgomery St.
Block: 1831 Lots: A.1
Zone: Boland St. Redevelopment Plan
Description: Original approval granted January 24, 2006. Adaptive reuse of existing building, with 38 residential units above 4,980 sf of retail and 30 parking spaces. Unapproved changes include floorplan changes and various façade modifications.
Decision: Approved.

9. Case: P11-020 Preliminary Major Site Plan with “c” variances & deviations
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 296 & 306 Woodward St.
Block: 2088.1 Lots: 5 7 6
Zone: R-3 multifamily midrise & Lafayette Park Redevelopment Plan
Description: 24 new residential units in four new 3-story buildings. 20 of the units will be affordable. 14 parking spaces proposed.
Variances/Deviations: front yard setback, side yard setback, floor-to-ceiling height
Decision: Approved with conditions.

10. Case: P11-021 Preliminary Major Site Plan with “c” variances
Applicant: Jersey City Housing Authority
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 344 Woodward St., 511 Grand St.
Block: 2088.1 Lots: 9 & 11.03
Zone: R-3 multifamily midrise
Description: 40 new residential units in four new 4-story buildings. 36 of the units will be affordable. 41 parking spaces proposed.
Variances: front yard setback, floor-to-ceiling height
Decision: Approved with conditions.

11. Case: P11-029 Preliminary/Final Major Site Plan
Applicant: Eyal Shuster
Attorney: Jon Campbell
Review Planner: Jeff Wenger
Address: 109 Christopher Columbus Drive
Block: 239 Lots: 47
Zone: Block 239 Lot 47 Redevelopment Plan
Description: New 5 story, 24 unit building with ground floor retail and office
Decision: Approved.

12. Review and discussion of the "Report Concerning the Determination of the McGinley Square East Study Area as an Area in Need of Redevelopment and/or an Area in Need of Rehabilitation **Approved and recommended to City Council for Adoption.**

13. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
 1. Resolution of the Planning Board of the City of Jersey City Approving Prel/Final Site Plan # P10-081 submitted by Newport Associates Development Co.(700 Washington Blvd.)
 2. Resolution of the Planning Board of the City of Jersey City of Jersey City approving Minor Site Plan # P11-012 submitted by New Cingular Wireless, LLC(AT & T) 630 Bergen Avenue.
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor site Plan # P11-026 submitted by New Cingular Wireless, LLC(AT & T)309 Communipaw Avenue.
 4. Resolution of the Planning Board of the City of Jersey city Approving Minor Site Plan # P11-008 submitted by New Cingular Wireless, LLC(AT & T) 500 Baldwin Avenue.
 5. Resolution of the Planning Board of the city of Jersey City Approving Minor Site Plan # P11-017 submitted by New Cingular Wireless, LLC (AT&T) 100 Beacon Avenue.
 6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P11-006 submitted by New Cingular Wireless, LLC (AT&T) 223-227 Ocean Avenue.
 7. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P11-016 submitted by New Cingular Wireless, LLC (AT&T) 345 10th Street.
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P11-015 submitted by New Cingular Wireless, LLC (AT&T) 940 Summit Avenue.
 9. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P11-013 submitted New Cingular Wireless, LLC (AT&T) 90 Hudson Street.
 10. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P11-014 submitted by New Cingular Wireless, LLC (AT&T)3656 Kennedy Blvd
 11. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan # P11-005 Submitted by New Cingular Wireless, LLC (AT&T) 144-146 Virginia Avenue.
 12. Resolution of the Planning Board of the City of Jersey City Approving Minor site Plan # P11-009 submitted by New Cingular Wireless, LLC (AT&T) 3495 Kennedy Blvd.
 13. Resolution of the Planning Board of the city of Jersey City Approving Minor Site Plan # P11-010 New Cingular Wireless, LLC (AT&T) 430 Communipaw Avenue.
 14. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P11-007 New Cingular Wireless, LLC (AT&T) 115 Christopher Columbus Drive.
 15. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan Amendment # P 10-068.1 submitted by New Cingular Wireless, LLC (AT&T) 499 Washington Blvd.
- 14.. Executive Session, as needed, to discuss litigation, personnel or other matters
15. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD